



**Planning and Zoning Commission**  
152 Elm Street  
Stonington, Connecticut 06378

**AGENDA**

**Regular Meeting – December 17, 2013**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

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13 DEC 16 AM 10:27  
CYNTHIA LADWIG  
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Eric Beverly (seated 12/3/13)
  - Gardner Young (seated 11/19/13)
3. #1504, November 19, 2013, approved, not signed; #1505, December 3, 2013.
4. Commission Initiatives:
  - A. Discussion of 2014 Plan of Conservation and Development
  - B. Discussion of modifications to Section 6.6.7 - Excavations and Filling
  - C. Discussion of Technical Standards Document Adoption
  - D. Discussion of policy / Commission interpretation regarding potential conflict between Zoning Regulations 7.7.8.2.1, 7.7.8.3.2 and FEMA regulations related to additions to legally non-conforming buildings that are not "substantial improvements" in flood hazard areas.
  - E. Discussion of draft regulations and Zoning Map Amendment for a new Zoning Heritage Mill (HM) District.
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review:
    1. **Consideration of Certificate of Zoning Compliance for 2<sup>nd</sup> floor office space.** Property located at 232 Greenmanville Ave., Mystic. Assessor's Map 171, Block 2, Lot 3. Zone TC-80. **Tabled to 1/7/14 meeting.**
6. Correspondence:
7. Old Business:
  - A. **PZ0360SD, SUP & GPP Meehan Group, LLC** – Request approval for modification of drainage design for previously approved Clairemont subdivision, now Old Mystic Estates (Toll Brothers). Property located at Whitehall Ave., Jerry Browne Rd., & Pequot Trail, Old Mystic. Zones RA-40 & RR-80. **Public Hearing Closed 9/3/13. Tabled to 1/7/14 meeting.**
  - B. **PZ1314CAM Eleanor & Colin McKay** - Coastal Area Management Review for demolition & removal of existing single family residence and construction of a new SFR over the same area as the original house. Property located at 52 Old North Rd., Mystic. Assessor's Map 175 Block 2 Lot 1. Zone RM-15.
  - C. **PZ1316SPA & GPP Sun Seaport RV Resort, LLC** – Site Plan Approval & Groundwater Protection Permit applications for paving of existing gravel driveway and related site improvements. Property located at 45 Campground Rd., Mystic. Assessor's Map 167 Block 1 Lot 3. Zones GBR-130 & GC-60.
8. Public Hearing(s): 7:30 p.m.

- A. **PZ1315SUP D'Amato Investments, LLC (David Brambila)** - Special Use Permit application for a full-service 80-seat restaurant and a 32-seat eat-in bar room with liquor permit (full wine, beer & liquor), in approximately 3,200 square feet of existing structure. Property located at 163 South Broad St., Pawcatuck. Assessor's Map 37 Block 1 Lot 4A. Zone GC-60.
  - B. **PZ1317SUP Sea Research Fndtn. (Waterstone Retail, Inc.)** – Special Use Permit application for development of ~ 1.7 acres of an 11.1 acre site for construction of a 13,000 SF retail sales building, 53-car parking lot, and special wall signage. Property located at Maritime Drive (Lot 1), Mystic. Assessor's Map 150 Block 1 Lot 28A. Zone M-1. ***Applicant requests the public hearing be opened and immediately continued to January 21, 2014.***
9. Future Public Hearing(s):
- A. **PZ1311ZC, SPA & CAM Edgewood Mac, LLC** - Request Master Plan Zone Change, Site Plan Application, & Coastal Area Management Review approval to redevelop site and build 55 attached residential dwelling units within four main buildings with a total footprint of 43,286 SF, an interior courtyard with a swimming pool and cabana, and associated parking, landscaping, and drainage. Property located at 2 Harry Austin Drive. Assessor's Map 160, Block 4, Lot 8. Zone IHRD. ***Public Hearing opened 11/6/13, continued to 1/7/14.***
10. New Submittal(s):
- A. **PZ1318RA Paul G. Holland, Jr.** – Regulation Amendment application to change the current GBR-130 zoning district side yard setback requirement of 75 feet on each side to a minimum of 25 feet on one side with a total of 100 feet for both sides.
  - B. **PZ1319SUP Sea Research Foundation, Inc.** - Special Use Permit application for development of a 3± acre gravel surface parking lot with paved driveways and new landscaping on a 10.47 acre site. Property located at Coogan Blvd. and Maritime Drive (Lot 2), Mystic. Assessor's Map 150 Block 1 Lot 28. Zone M-1.

Mystic Middle School is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 860.535.5095 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.